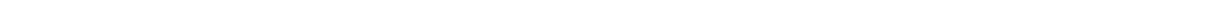




Adelaide City Council

Community Land Management Plan

***Gawler Place Car Park and
Rundle Arcade***



Adelaide City Council

Community Land Management Plan

Gawler Place Car Park and Rundle Arcade

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Community Land Management Plan

Gawler Place Car Park and Rundle Arcade

1. Introduction

Section 199 of the Local Government Act 1999 (the Act) requires a council to manage community land in accordance with a management plan for the land. Land owned by a council or under a council's care, control and management is classified as Community Land.

The Gawler Place Car Park and Rundle Arcade is Community Land owned by The Corporation of the City of Adelaide.

Accordingly a management plan is required for this land. The management plan is referred to as the Gawler Place Car Park and Rundle Arcade Community Land Management Plan (CLMP).

Section 196 of the Act sets out the structure and content and other matters relevant to the Plan. The CLMP has been prepared in accordance with that Section of the Act.

Section 197 of the Act specifies the public consultation process associated with the development of the Plan. This matter is addressed in section 4 of this document.

2. Description of the Gawler Place Car Park and Rundle Arcade

The Gawler Place Car Park and Rundle Arcade is located at 7- 19 Gawler Place, Adelaide.

The Corporation leases the whole of the land and the building to India Pty Ltd for a period expiring 2071.

India Pty Ltd sub-leases part of the building to Council for use as the Gawler Place UPark together with the necessary rights of way for car parking purposes. The sub-lease expires in 2022 with a right of renewal for 10 years, and a further right of renewal for 39 years.

India Pty Ltd also sub-leases other parts of the building for office and retail purposes.

A locality map showing Gawler Place Car Park and Rundle Arcade is presented in Diagram 1.

An aerial photo delineating the community land boundary is presented in Diagram 2.

Diagram 1: Gawler Place Car Park and Rundle Arcade locality map

Adelaide City Council Community Land Management Plan
Community Land Category - Gawler Place Car Park and Rundle Arcade
Location Map

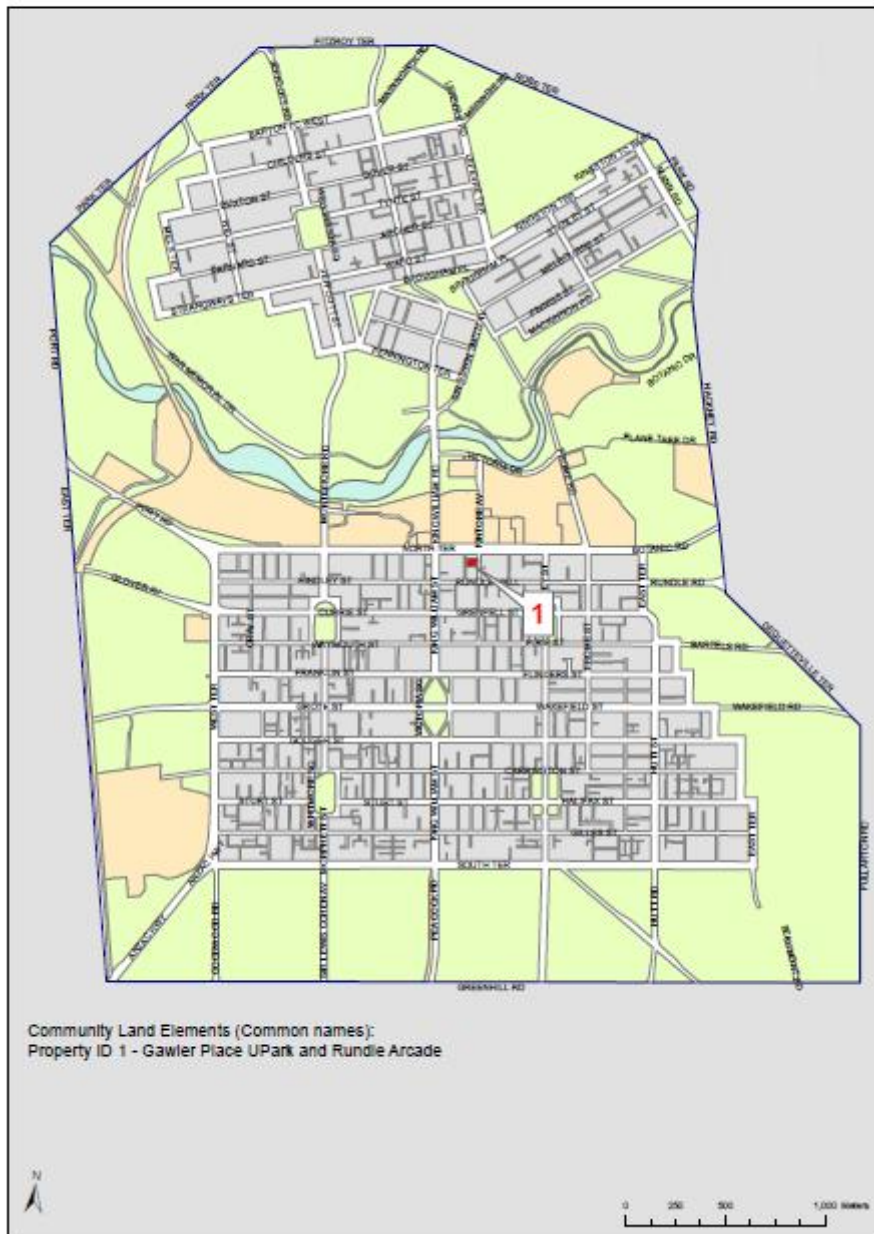


Diagram 2: Aerial photo delineating Gawler Place Car Park and Rundle Arcade community land boundary

Adelaide City Council Community Land Management Plan
Community Land Category - Gawler Place Car Park and Rundle Arcade
Detail Map 1 of 1

Gawler Place UPark and Rundle Arcade
Legal Description - CT5697/567



3. Details of the Community Land Management Plan

3.1 Property Identification (Section 196(3)(a) of the Local Government Act 1999)

Name of Property:	Gawler Place Car Park and Rundle Arcade
Location:	9-17 Gawler Place Adelaide
Certificate of Title:	Volume 5697/Folio 567
Current Uses:	UPark Retail and office accommodation (under various sub-leases)

3.2 Owner (Section 196(4))

The Corporation of the City of Adelaide is the owner of the land.

3.3 Purpose for which land is held (Section 196(3)(b))

The land is held for the purpose of providing car parking, and retail and office accommodation.

3.4 Objectives for management of the land (Section 196(3)(c)) and Policies related to the management of the land (Section 196(3)(c))

The objective for the management of the land is to ensure the land is managed in accordance with the lease, and the UPark is managed in accordance with the UPark Business Charter. The details of the UPark Business Charter are addressed in the UPark Community Land Management Plan.

The Gawler Place Car Park and Rundle Arcade Community Land Management Plan is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land.

3.5 Management arrangements (Section 196(3)(c))

(1) Whole of the property

The property is managed in accordance with the lease between Council and India Pty Ltd. Under the lease, the Lessee is required to:

- Pay rent
- Maintain and keep in good condition the whole of the premises
- Repair/replace damaged property
- Take out the appropriate insurance
- Pay the rates and taxes
- Comply with all relevant legislation.

Under the sub-lease, Council is responsible for that part of the building specified as the UPark. These responsibilities include:

- Pay rent
- Maintain and repair the sub-leased premises related to the UPark area and a share of the common areas/services
- Reimburse a proportion of some outgoings (eg rates and taxes).

(2) Gawler Place UPark

The Gawler Place UPark is managed by Council's Accessible City Program.

Parking options

The following parking options/facilities are available at the Gawler Place UPark:

- 609 bays casual parking
- 10 bays for parking by the disabled
- Bicycle parking
- Motor cycle and scooter parking
- Event Parking.

Fees and Charges

Council's UPark fees and charges are reviewed annually in conjunction with the development of the Annual Business Plan and Budget which is subject to public consultation.

Council's policy guidelines for setting the Gawler Place UPark fees and charges for 2009/10 are summarised as follows:

- Day parking charges were adjusted in line with changes to the CPI
- Night charges were maintained at the same fee as 2008/09 to encourage night time visitation to the city
- Sunday parking charges were adjusted in line with changes to the CPI.

The fees and charges were set under Council delegation to the CEO.

3.6 Performance targets and measures (Section 196(3)(d))

(1) Whole of the property

Council monitors the requirements of the lease with India Pty Ltd, and adheres to the conditions of the UPark sub-lease.

(2) Gawler Place UPark

UPark business performance is monitored by Council's City Services & Facilities Committee.

The Committee receives a monthly business performance report on the whole of the UPark business. Performance is assessed across the business and detailed analysis is provided as required.

The performance report covers the following business measures:

- Finances (revenue and expenditure)
- Patronage (casual and early bird)
- Marketing initiatives
- Events
- Operational Indicators (cost recovery, operating cost per bay, revenue per bay)
- Community service initiatives
- Business performance
- Parking trends.

4. Public consultation

Section 197 of the Act requires Council to consult with the public on the Plan before it adopts the CLMP and the consultation must be in accordance with Council's public consultation policy

The Council's approach to public consultation is set out in its Public Communication and Consultation Policy (July 2009). Schedule E of the Policy deals specifically with CLMP's and details the key steps to be followed under the following headings:


Notification
Inspection
Submissions
Consideration
Decision by Council.

A 21 day consultation program commenced on Monday 5 July 2010 and concluded on Monday 26 July 2010.

Council at its meeting held on Monday 30 August 2010 adopted the Community Land Management Plan.

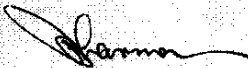

5. Certificate of Title

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886


South Australia

VOLUME 5697 FOLIO 567
Edition 2
Date Of Issue 05/10/1999
Authority CONVERTED TITLE

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.



REGISTRAR-GENERAL

REGISTERED PROPRIETOR IN FEE SIMPLE
THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND
ALLOTMENT 96 FILED PLAN 216839
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE
LIMITED TO AN ESTATE IN FEE SIMPLE IN 1 UNDIVIDED 2ND PART AS REGARDS
THAT PORTION MARKED Y ONLY

EASEMENTS
SUBJECT TO EASEMENTS OVER THE LAND MARKED A AND B (T 916763 AND T 916764
RESPECTIVELY)

SCHEDULE OF ENDORSEMENTS
3507115 LEASE TO MOTOR ACCIDENT COMMISSION COMMENCING ON 1.11.1972 AND
EXPIRING ON 2.11.2071
8846672 EXTENSION OF LEASE 3507115 EXPIRING ON 3.11.2071 (LESSEES COPY
LOST)

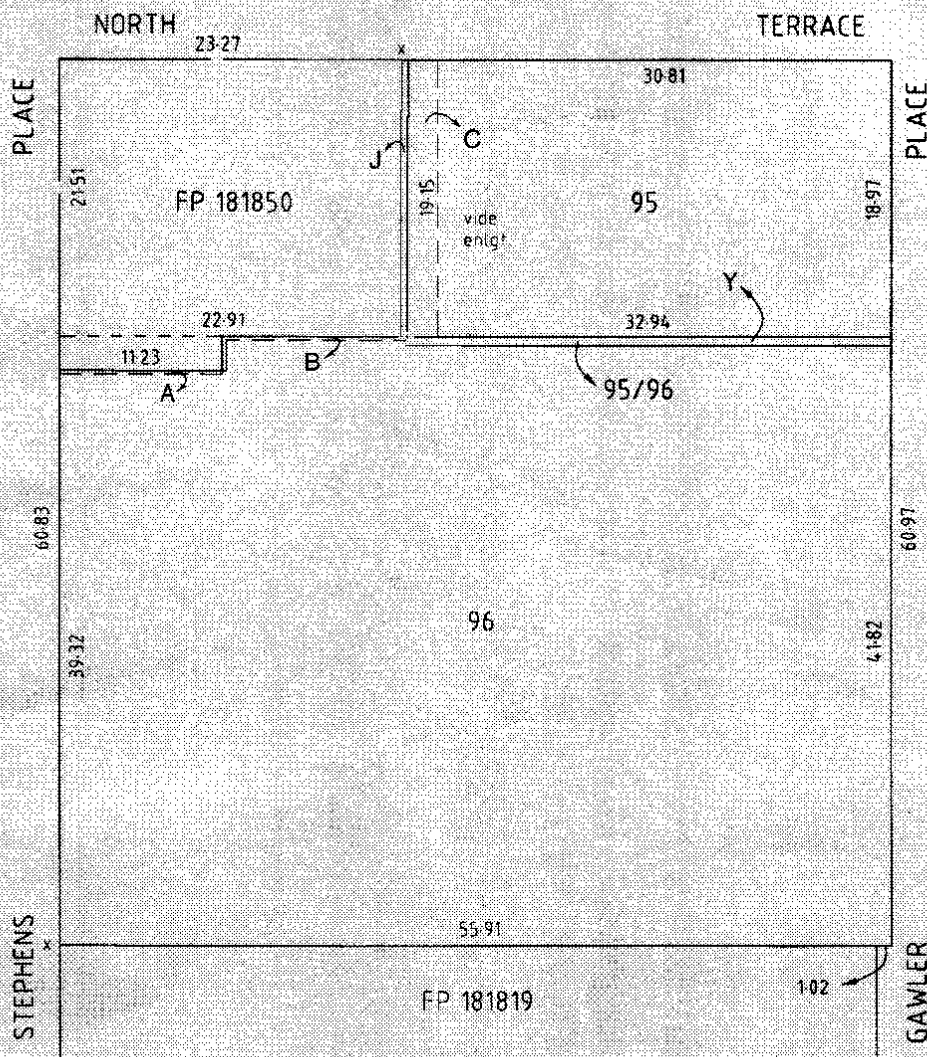
PAGE 1 OF 3 End of Text

VOLUME 5897 FOLIO 567

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1863/14 & 3963/10
SEE TITLE TEXT FOR EASEMENT DETAILS

SCHEDULE OF CERTIFICATES OF TITLE

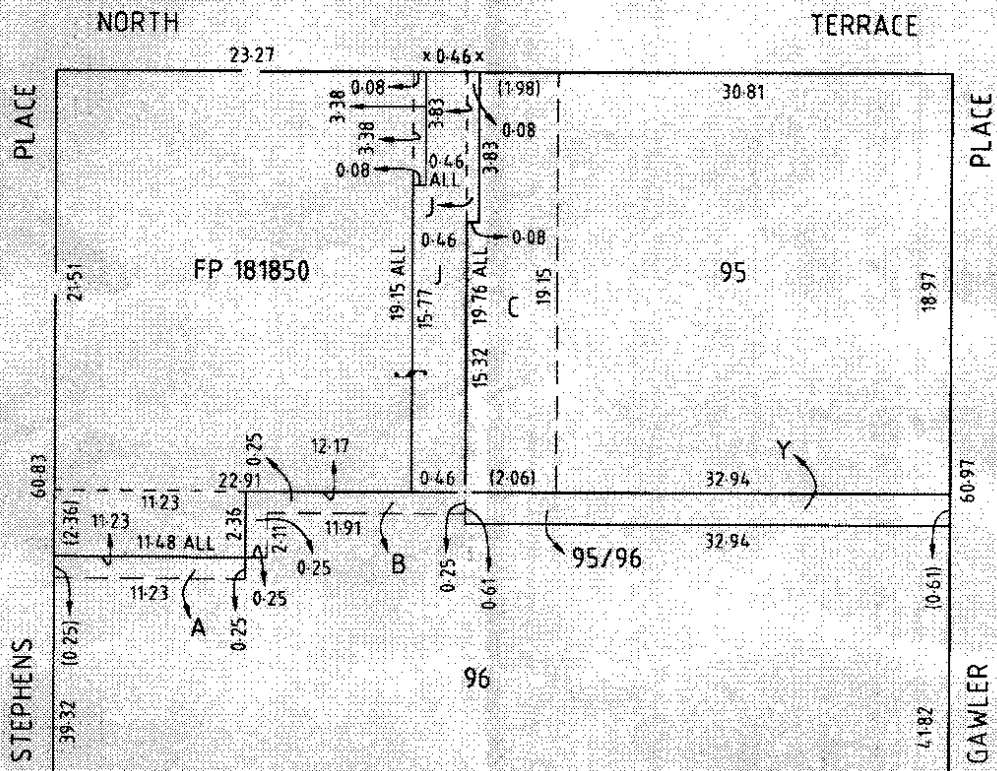
CT	ALLOTMENT	1 UNDIVIDED 2ND PART
1863/14	95	PT ALLOT 95 MARKED Y
3963/10	96	PT ALLOT 96 MARKED Y



0 4 8 12 16 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION
PAGE 2 OF 3

VOLUME 5697 FOLIO 567



ENLARGEMENT
(NOT TO SCALE)